



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 605 South Point Road
Application Type: Alteration to Residential Building Complex – Final Approval is Requested
Legistar File ID # [62607](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Ulian Kissiov/Dan Schmidt, The Edison, LLC

Project Description: The applicant is seeking initial/final approval for an alteration to a previously approved residential building complex that includes multiple changes in exterior building materials for all six (6) buildings. The development includes two (2) four story buildings, two (2) three story buildings, and two (2) two story duplexes.

Project Schedule:

- This application was submitted as a conditional use minor alteration and the Planning Director which has been referred to UDC for an advisory opinion.
- The UDC approved the original proposals,
 - 9510 Watts Road City Legislative File # [55804](#) on 7/1/20
 - 603 South Point Road City Legislative File #[60438](#) on 8/14/19

Approval Standards:

The UDC is an **advisory body** on this request. Due to the scope of the material changes, this proposal was not approved as a UDC-Secretary alteration as such and has been referred to the UDC. Per MGO Sec. 33.24(4)(g), the Director of the Department of Planning and Community and Economic Development may refer a Minor Alteration to Approved Plans to the Urban Design Commission.

The original approval was reviewed and approved per Section 28.151 of the Zoning Code that requires Residential Building Complexes be reviewed by the Urban Design Commission pursuant to the provisions in Section 33.24(4)(c) which states: “The Urban Design Commission shall review the exterior design and appearance of all principal buildings or structures and the landscape plans of all proposed residential building complexes. It shall report its findings and recommendations to the City Plan Commission.”

Conditional Use alterations can be approved administratively by the Director of Planning and Community and Economic Development as a “minor” alteration if they are found are compatible with the concept approved by the Plan Commission and the conditional use standards.

Summary of Design Considerations and Recommendations

Staff notes that the [Pioneer Neighborhood Development Plan](#) includes several recommendations for the area including achieving high-quality architectural and urban design.

The proposed modifications were not reviewed administratively by the UDC Secretary due to the scope of the changes. Staff has concerns that this proposal significantly alters the quality of exterior building materials. The Secretary believes that replacing the approved exterior limestone masonry veneer with EIFS and LP Smart Lap Siding with metal panel represent modifications that should be reviewed by the Commission. The proposed

material changes would result in a residential building façade comprised of approximately 30% +/- EIFS (refer to Exhibit A below). Historically, it has been typical UDC practice not to allow EIFS to be used at the ground level.

From a zoning standpoint, the use of EIFS in commercial/mixed use districts is restricted for use as an accent material and allowed only on the top of buildings. It is specifically not allowed within three feet of the ground or used in heavily trafficked pedestrian areas or where high pedestrian traffic is anticipated. However, those standards do not apply to residential-only buildings such as those approved here. The use of EIFS could be approved, if found to meet the applicable conditional use standards. Staff note that Conditional Use Standard 9 most closely relates to design and states:

When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation.

Staff recommends that the Commission carefully consider the impact of these aesthetic changes and the quality of the exterior materials as well as possible precedents in reviewing this request.



WEST FACADE - BLDG. A

3/32" = 1'-0" (24x36)

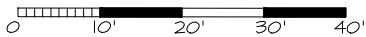


EXHIBIT A
STAFF DIAGRAM 11/4/20

NOTE: HATCHED AREAS REPRESENT
PROPOSED AREAS FOR EIFS MATERIAL.